



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: April 21, 2021

Project: Intergraph North Campus, Phase 7 (Certified Plat 2022-008)

**Applicant/
Property
Owner:** Old Town II, LLC

Location: South of Graphics Drive, East of Wall-Triana Highway

Request Summary

This is a request for a certified plat for four lots on 22.54 acres in the Intergraph North Campus Subdivision.



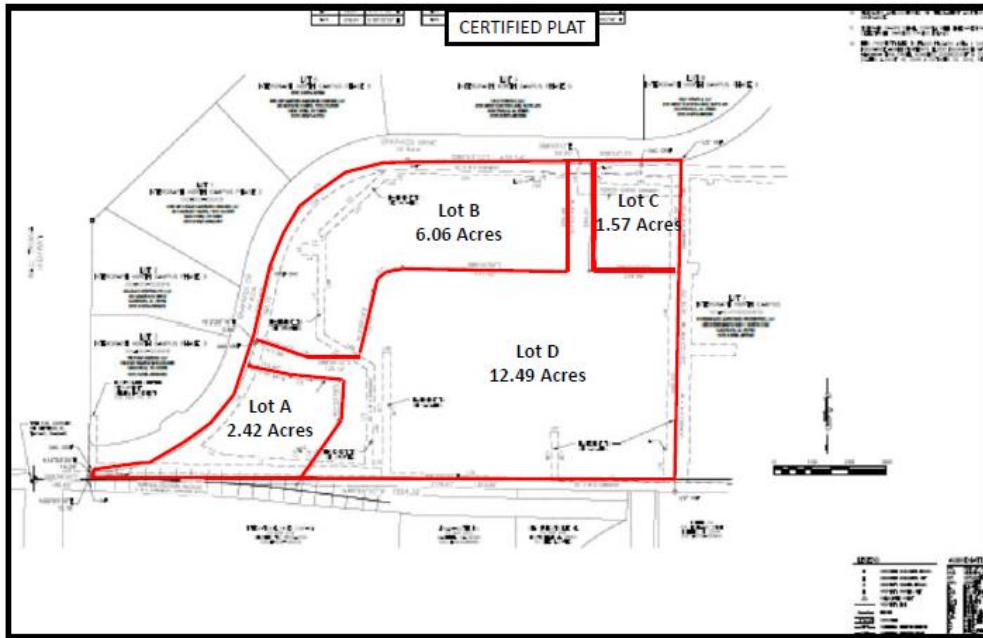
Recommendation

Motion to:

“Approve the Certified Plat for Intergraph North Campus, Phase 7 (CP2022-008) with contingencies.”

Project Request

This is a request for a certified plat to subdivide one lot into four lots. The largest lot will be Lot D with 12.49 acres and the smallest, Lot C, will have an area of 1.57 acres. No new right-of-way is proposed with this request.



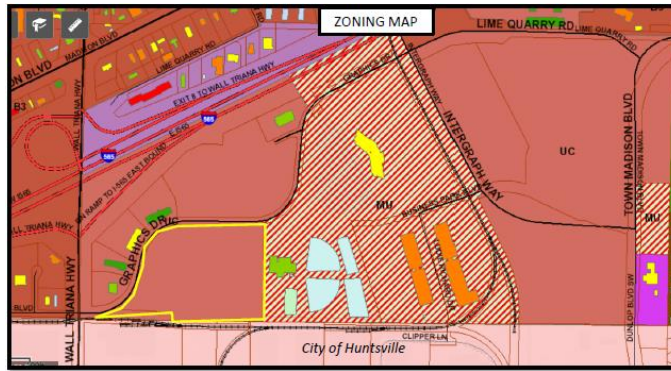
General Information

Background:

A site plan for Livano Town Madison has been submitted for an apartment complex to be located on Lot D and is on the April 21, 2022 Planning Commission agenda for consideration. See the staff report for more information on this project.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	M (Manufacturing)	UC (Urban Center)	Undeveloped
North of Subject Property (across Graphics Drive)	M	UC	Hotel
East of Subject Property	M	MU (Mixed Use)	Hexagon recreational facility
South of Subject Property (across the railroad)	M	City of Huntsville	Industrial
West of Subject Property (across Graphics Drive)	M	UC	Convenience Store/Gas Station and hotel



Conformance with Long Range Plans:

1. Future Land Use Map
The future land use map designates the subject property with the land use category of Manufacturing. This category is not consistent with the underlying zoning of UC. The Future Land Use Map has not been revised to reflect current land use patterns.
2. West Side Master Plan. Not Applicable
3. Growth Plan
The property is in the I-565 Corridor Key Development Area. The Plan recommends that this area has potential for a small commercial node. This area is developing as such with three hotels, a gas station and a convenience store.
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The approval of the certified plat will allow for the creation of three additional lots for future development. It meets all applicable rules and regulations. Staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Intergraph North Campus, Phase 7/Certified Plat
2. Certified Plat dated and received April 13, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Intergraph North Campus, Phase 7 Certified Plat

Planning Department

1. Title Opinion
2. Delete references to “easements to be vacated”
3. Sheet 2: Signatures:
 - a) Huntsville Utilities
 - b) Notaries
 - c) Dedication